

Wells Fargo Bank, N.A.

Plaintiff,  
vs.

## NOTICE OF FORECLOSURE SALE

Case No. 12-CV-01293

Luke R. Nelson, Julie I. Nelson, JPMorgan Bank, N.A.  
a/k/a JPMorgan Chase bank, N.A. and Capital One Bank  
(USA), N.A.

Defendants.

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2012 JUL 13 AM 10:53  
WAUKESHA SHERIFF  
PROCESS DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 21, 2012 in the amount of \$149,648.52 the Sheriff will sell the described premises at public auction as follows:

TIME: September 10, 2012 at 9:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: In the main lobby of the Sheriff Department/Justice Center, Door #8 (new building behind courthouse)

DESCRIPTION: All that part of the West ½ of the Northeast ¼ of Section 23, Town 8 North, Range 17 East, Town of Oconomowoc, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the Southwest corner of said Northeast ¼ of Section 23; thence East along the South line of said ¼ Section 402.80 feet to the place of beginning of the land hereinafter described; thence continuing East on said South line 132 feet; thence North and parallel with the West line of said ¼ Section 165 feet; thence West and parallel with the South line of said ¼ Section 132 feet; thence South 165 feet to the place of beginning.

PROPERTY ADDRESS: N68W35402 County Road K Oconomowoc, WI 53066-1210

DATED: July 11, 2012

Gray & Associates, L.L.P.  
Attorneys for Plaintiff  
16345 West Glendale Drive  
New Berlin, WI 53151-2841  
(414) 224-8404

Please go to [www.gray-law.com](http://www.gray-law.com) to obtain the bid for this sale

**Daniel J. Trawicki**

Dan Trawicki  
Waukesha County Sheriff

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.